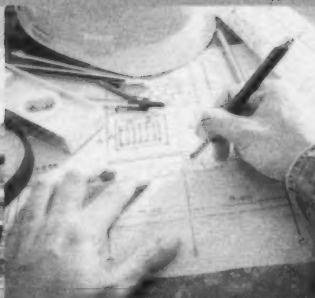


HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa¹

Date Released: April 2016



Housing market intelligence you can count on

¹ Ontario part of Ottawa-Gatineau CMA

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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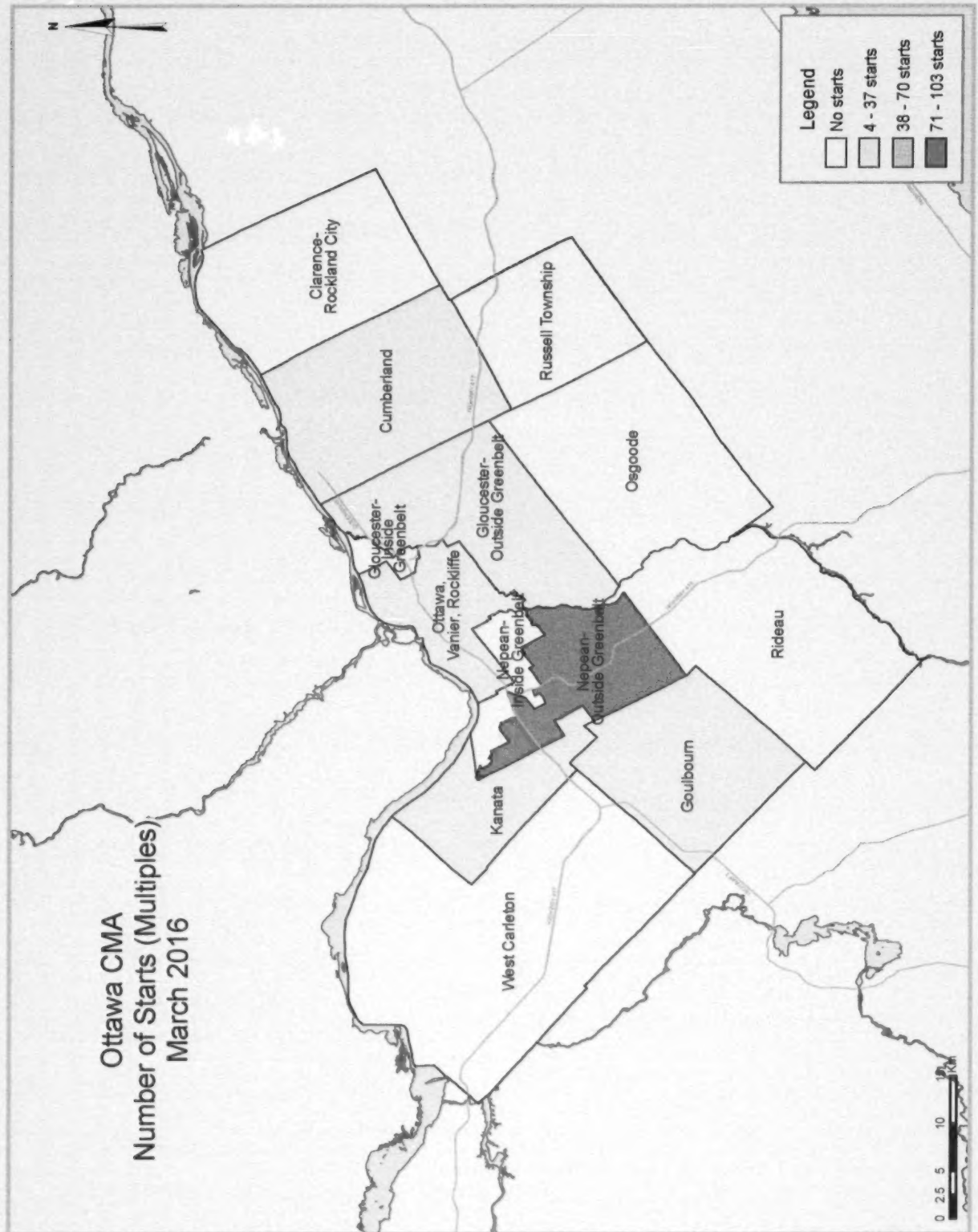
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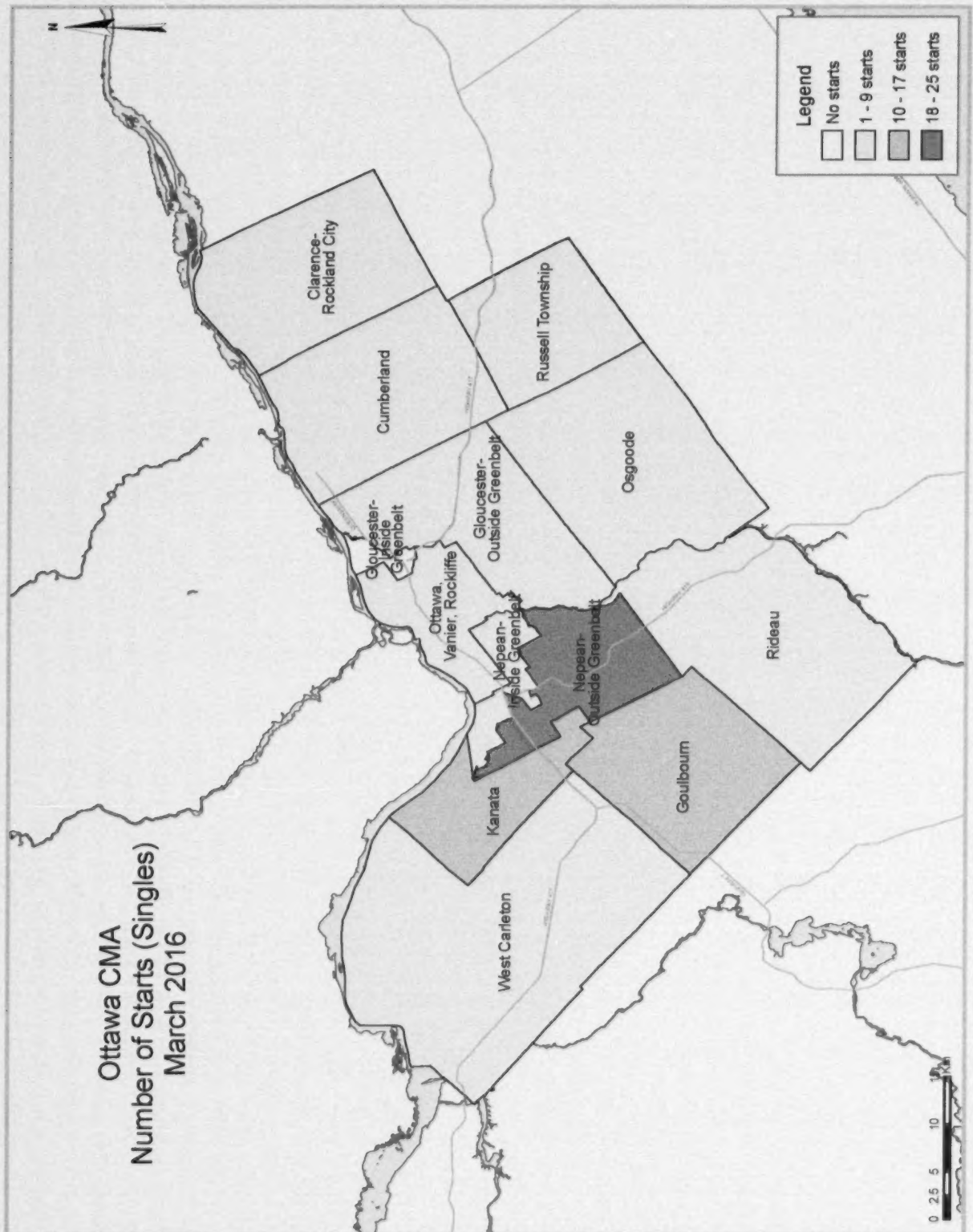
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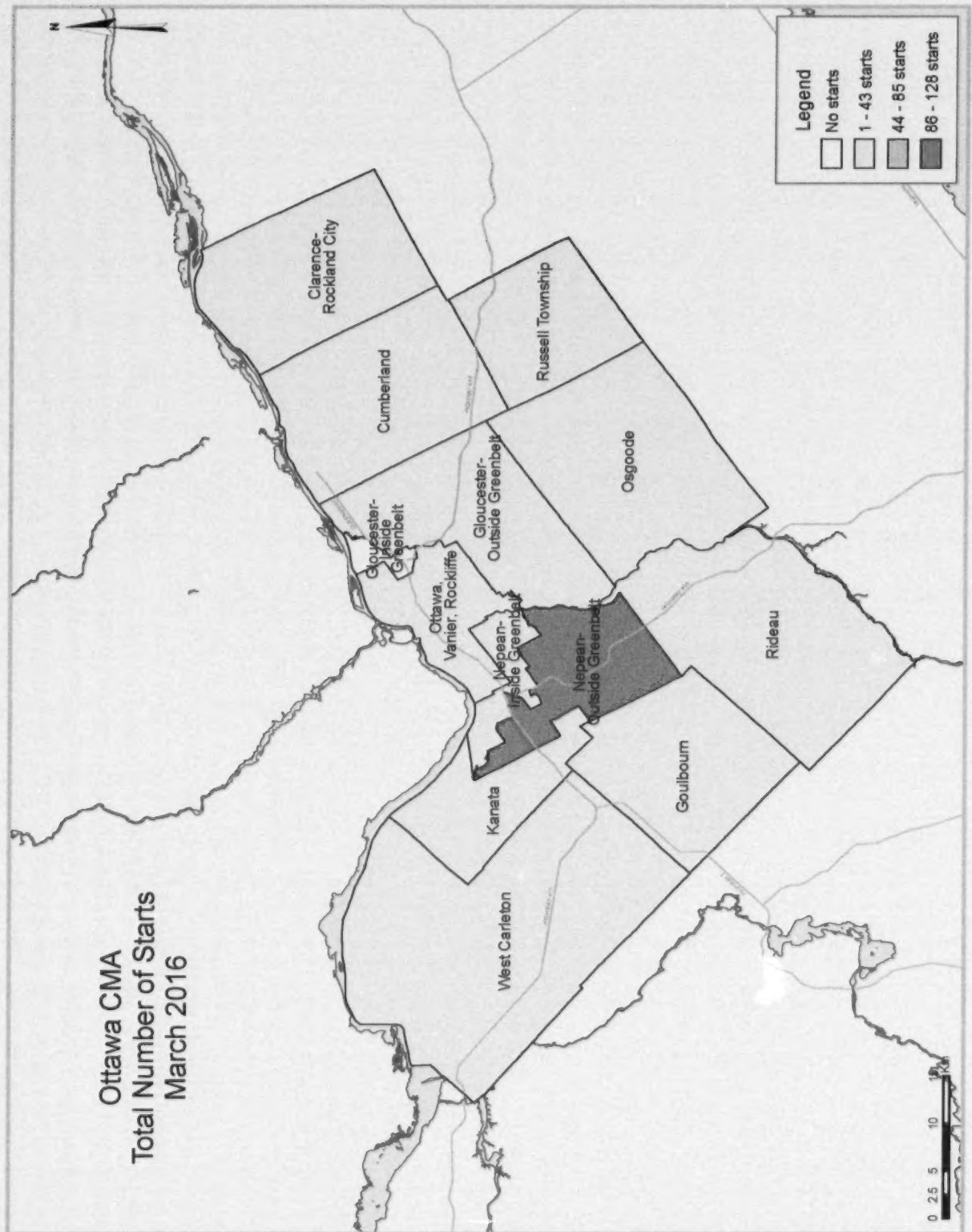
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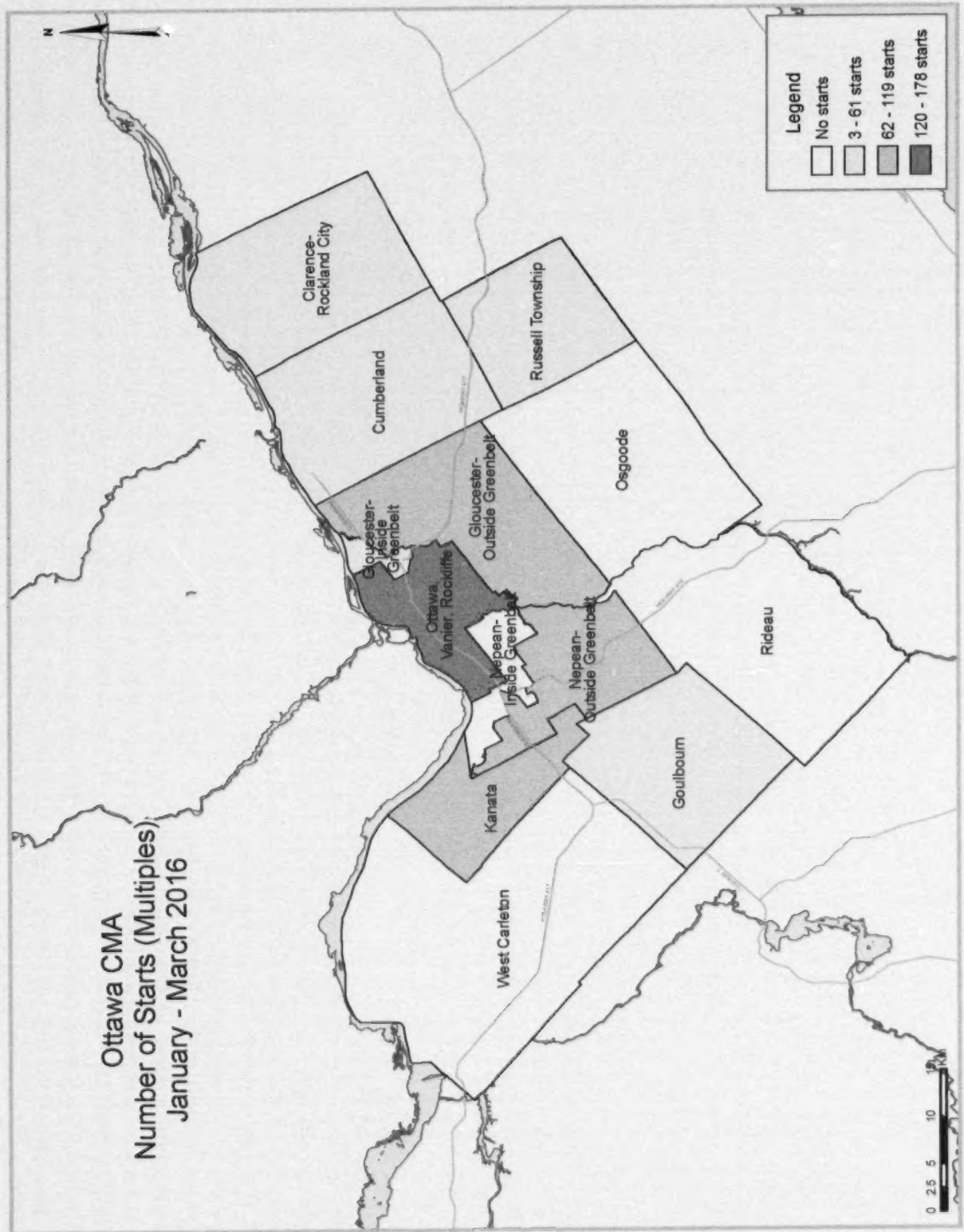
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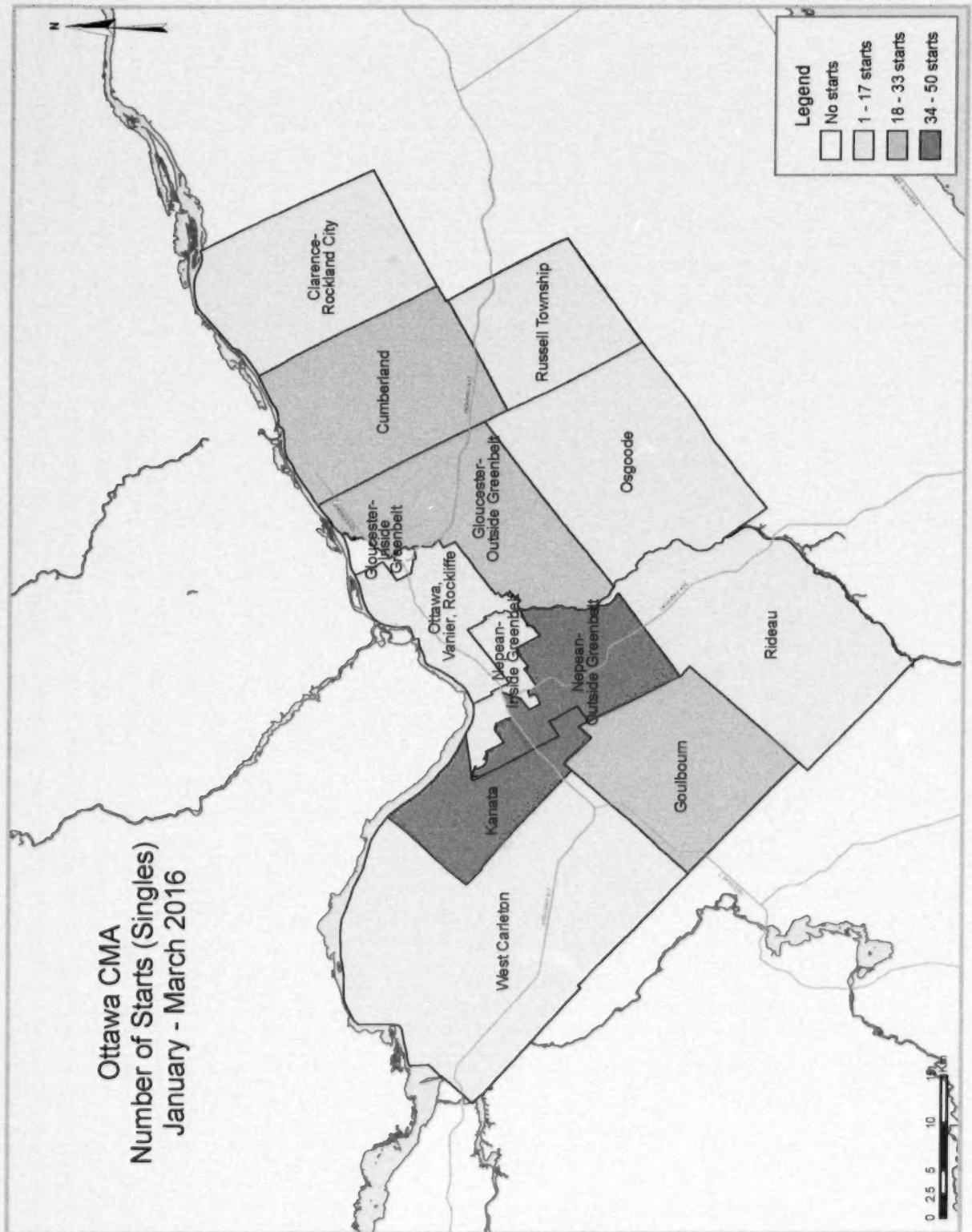
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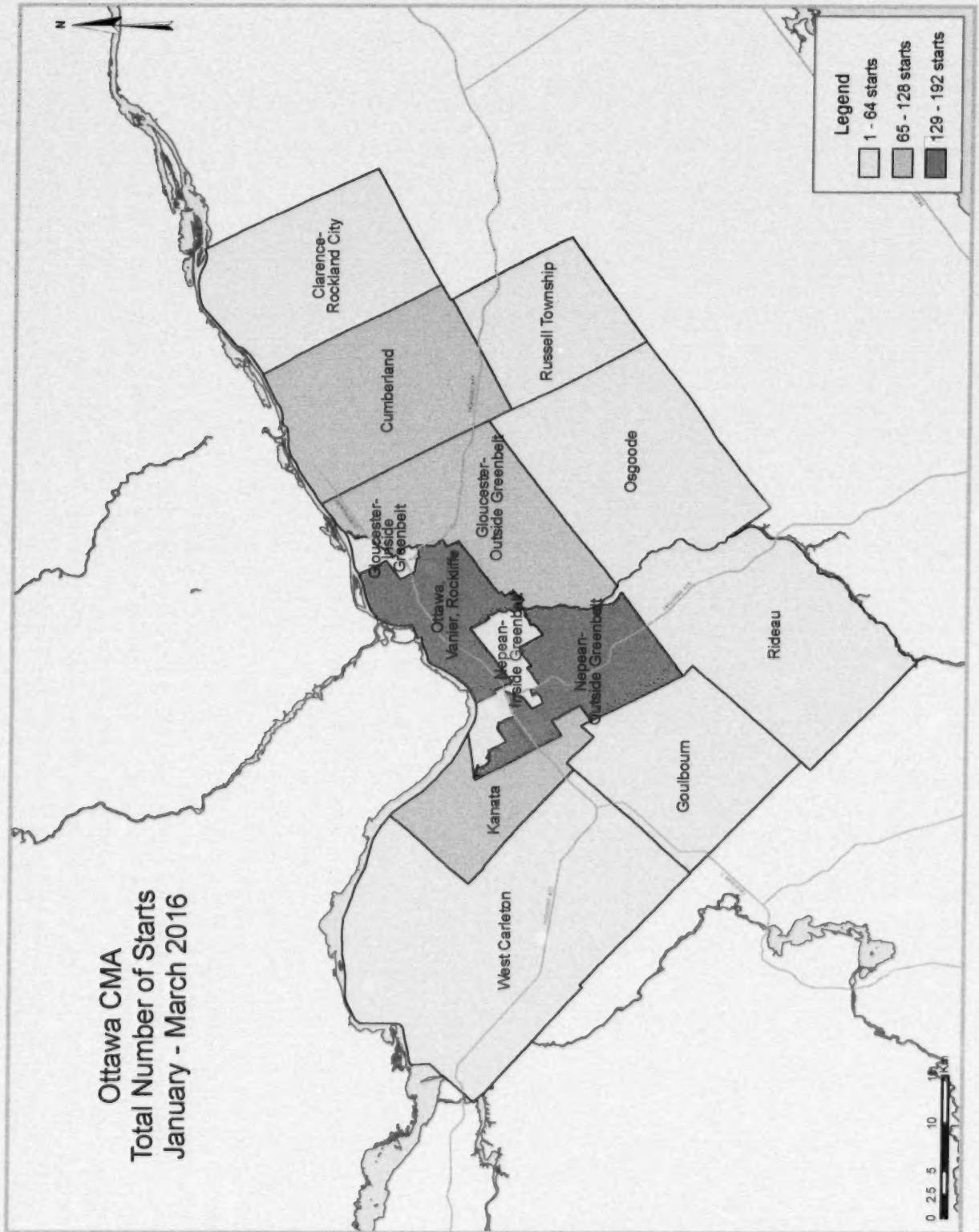












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
March 2016		
Ottawa CMA ¹	February 2016	March 2016
Trend ²	5,245	4,953
SAAR	3,166	3,716
	March 2015	March 2016
Actual		
March - Single-Detached	61	85
March - Multiples	41	165
March - Total	102	250
January to March - Single-Detached	182	203
January to March - Multiples	265	590
January to March - Total	447	793

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)

March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2016	85	4	94	0	0	0	12	55	250
March 2015	61	2	14	0	0	19	4	2	102
% Change	39.3	100.0	**	n/a	n/a	-100.0	200.0	**	145.1
Year-to-date 2016	203	26	223	0	12	212	18	99	793
Year-to-date 2015	182	14	135	0	0	100	14	2	447
% Change	11.5	85.7	65.2	n/a	n/a	112.0	28.6	**	77.4
UNDER CONSTRUCTION									
March 2016	1,056	102	1,079	0	20	1,279	35	855	4,426
March 2015	819	106	1,230	0	4	2,037	34	688	4,918
% Change	28.9	-3.8	-12.3	n/a	**	-37.2	2.9	24.3	-10.0
COMPLETIONS									
March 2016	117	12	148	0	0	12	7	28	324
March 2015	101	18	99	0	0	191	8	3	420
% Change	15.8	-33.3	49.5	n/a	n/a	-93.7	-12.5	**	-22.9
Year-to-date 2016	459	36	330	0	0	421	11	40	1,297
Year-to-date 2015	336	34	332	0	0	688	13	14	1,417
% Change	36.6	5.9	-0.6	n/a	n/a	-38.8	-15.4	185.7	-8.5
COMPLETED & NOT ABSORBED									
March 2016	132	41	190	0	2	600	n/a	n/a	965
March 2015	68	27	99	0	3	443	n/a	n/a	640
% Change	94.1	51.9	91.9	n/a	-33.3	35.4	n/a	n/a	50.8
ABSORBED									
March 2016	95	4	117	0	0	111	n/a	n/a	327
March 2015	102	14	99	0	0	169	n/a	n/a	384
% Change	-6.9	-71.4	18.2	n/a	n/a	-34.3	n/a	n/a	-14.8
Year-to-date 2016	424	20	296	0	0	435	n/a	n/a	1,175
Year-to-date 2015	340	32	309	0	0	624	n/a	n/a	1,305
% Change	24.7	-37.5	-4.2	n/a	n/a	-30.3	n/a	n/a	-10.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total ^a
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
March 2016	80	4	94	0	0	0	12	55	245
March 2015	58	2	14	0	0	19	4	2	99
Ottawa, Vanier, Rockcliffe									
March 2016	4	2	0	0	0	0	0	2	8
March 2015	6	0	0	0	0	19	4	2	31
Nepean inside greenbelt									
March 2016	1	0	0	0	0	0	0	0	1
March 2015	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
March 2016	25	2	39	0	0	0	12	50	128
March 2015	14	2	0	0	0	0	0	0	16
Gloucester inside greenbelt									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2016	7	0	9	0	0	0	0	0	16
March 2015	17	0	3	0	0	0	0	0	20
Kanata									
March 2016	14	0	21	0	0	0	0	0	35
March 2015	10	0	4	0	0	0	0	0	14
Cumberland									
March 2016	7	0	4	0	0	0	0	0	11
March 2015	8	0	7	0	0	0	0	0	15
Goulbourn									
March 2016	15	0	21	0	0	0	0	3	39
March 2015	1	0	0	0	0	0	0	0	1
West Carleton									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	1	0	0	0	0	0	0	0	1
Rideau									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	0	0	0	0	0	0	0	0	0
Osgoode									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	2	0	0	0	0	0	0	0	2
Russell Township									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
March 2016	85	4	94	0	0	0	12	55	250
March 2015	61	2	14	0	0	19	4	2	102

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
March 2016	1,019	100	1,073	0	20	1,251	35	855	4,353
March 2015	766	102	1,222	0	4	2,000	34	688	4,816
Ottawa, Vanier, Rockcliffe									
March 2016	69	50	32	0	0	848	23	749	1,771
March 2015	48	46	25	0	4	1,422	26	186	1,757
Nepean inside greenbelt									
March 2016	5	0	0	0	0	60	0	0	65
March 2015	5	0	0	0	0	199	2	0	206
Nepean outside greenbelt									
March 2016	209	26	341	0	0	150	12	50	788
March 2015	192	20	400	0	0	85	0	25	722
Gloucester inside greenbelt									
March 2016	2	0	0	0	0	0	0	22	24
March 2015	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
March 2016	112	4	232	0	20	38	0	28	434
March 2015	109	2	226	0	0	148	4	0	489
Kanata									
March 2016	331	2	231	0	0	79	0	0	643
March 2015	255	8	279	0	0	48	0	469	1,059
Cumberland									
March 2016	62	0	131	0	0	76	0	0	269
March 2015	57	18	177	0	0	76	0	0	328
Goulbourn									
March 2016	133	18	102	0	0	0	0	6	259
March 2015	25	6	4	0	0	0	0	8	43
West Carleton									
March 2016	29	0	4	0	0	0	0	0	33
March 2015	13	2	111	0	0	0	2	0	128
Rideau									
March 2016	29	0	0	0	0	0	0	0	29
March 2015	20	0	0	0	0	0	0	0	20
Osgoode									
March 2016	38	0	0	0	0	0	0	0	38
March 2015	42	0	0	0	0	0	0	0	42
Clarence-Rockland City									
March 2016	20	0	3	0	0	0	0	0	23
March 2015	36	2	8	0	0	0	0	0	46
Russell Township									
March 2016	17	2	3	0	0	28	0	0	50
March 2015	17	2	0	0	0	37	0	0	56
Ottawa-Gatineau CMA (Ontario portion)									
March 2016	1,056	102	1,079	0	20	1,279	35	855	4,426
March 2015	819	106	1,230	0	4	2,037	34	688	4,918

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket

March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
March 2016	105	10	145	0	0	12	7	8	287
March 2015	97	18	99	0	0	191	8	3	416
Ottawa, Vanier, Rockcliffe									
March 2016	6	10	0	0	0	0	7	8	31
March 2015	7	8	3	0	0	191	8	3	220
Nepean inside greenbelt									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
March 2016	11	0	22	0	0	0	0	0	33
March 2015	7	6	42	0	0	0	0	0	55
Gloucester inside greenbelt									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2016	13	0	19	0	0	0	0	0	32
March 2015	35	2	18	0	0	0	0	0	55
Kanata									
March 2016	33	0	55	0	0	0	0	0	88
March 2015	22	0	22	0	0	0	0	0	44
Cumberland									
March 2016	7	0	45	0	0	0	0	0	52
March 2015	10	0	4	0	0	0	0	0	14
Goulbourn									
March 2016	21	0	0	0	0	12	0	0	33
March 2015	1	0	0	0	0	0	0	0	1
West Carleton									
March 2016	0	0	4	0	0	0	0	0	4
March 2015	3	0	10	0	0	0	0	0	13
Rideau									
March 2016	4	0	0	0	0	0	0	0	4
March 2015	1	0	0	0	0	0	0	0	1
Osgoode									
March 2016	7	0	0	0	0	0	0	0	7
March 2015	8	2	0	0	0	0	0	0	10
Clarence-Rockland City									
March 2016	4	0	0	0	0	0	0	20	24
March 2015	4	0	0	0	0	0	0	0	4
Russell Township									
March 2016	8	2	3	0	0	0	0	0	13
March 2015	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
March 2016	117	12	148	0	0	12	7	28	324
March 2015	101	18	99	0	0	191	8	3	420

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
March 2016	106	26	187	0	2	595	n/a	n/a	916
March 2015	62	26	99	0	3	437	n/a	n/a	627
Ottawa, Vanier, Rockcliffe									
March 2016	3	10	2	0	2	465	n/a	n/a	482
March 2015	4	15	2	0	3	374	n/a	n/a	398
Nepean inside greenbelt									
March 2016	0	0	0	0	0	57	n/a	n/a	57
March 2015	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
March 2016	16	10	50	0	0	17	n/a	n/a	93
March 2015	12	6	37	0	0	20	n/a	n/a	75
Gloucester inside greenbelt									
March 2016	0	0	0	0	0	3	n/a	n/a	3
March 2015	0	0	0	0	0	9	n/a	n/a	9
Gloucester outside greenbelt									
March 2016	31	0	61	0	0	42	n/a	n/a	134
March 2015	11	1	29	0	0	2	n/a	n/a	43
Kanata									
March 2016	25	1	37	0	0	6	n/a	n/a	69
March 2015	24	1	15	0	0	0	n/a	n/a	40
Cumberland									
March 2016	11	0	31	0	0	0	n/a	n/a	42
March 2015	1	0	8	0	0	29	n/a	n/a	38
Goulbourn									
March 2016	19	3	4	0	0	5	n/a	n/a	31
March 2015	8	0	7	0	0	3	n/a	n/a	18
West Carleton									
March 2016	0	2	2	0	0	0	n/a	n/a	4
March 2015	0	1	1	0	0	0	n/a	n/a	2
Rideau									
March 2016	1	0	0	0	0	0	n/a	n/a	1
March 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
March 2016	9	0	0	0	0	0	n/a	n/a	9
March 2015	2	0	0	0	0	0	n/a	n/a	2
Russell Township									
March 2016	17	15	3	0	0	5	n/a	n/a	40
March 2015	4	1	0	0	0	6	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
March 2016	132	41	190	0	2	600	n/a	n/a	965
March 2015	68	27	99	0	3	443	n/a	n/a	640

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
March 2016	89	4	113	0	0	111	n/a	n/a	317
March 2015	96	14	99	0	0	169	n/a	n/a	378
Ottawa, Vanier, Rockcliffe									
March 2016	6	3	0	0	0	96	n/a	n/a	105
March 2015	7	6	4	0	0	141	n/a	n/a	158
Nepean inside greenbelt									
March 2016	3	0	0	0	0	5	n/a	n/a	8
March 2015	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
March 2016	12	0	22	0	0	0	n/a	n/a	34
March 2015	7	5	41	0	0	0	n/a	n/a	53
Gloucester inside greenbelt									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
March 2016	7	0	20	0	0	1	n/a	n/a	28
March 2015	35	1	18	0	0	16	n/a	n/a	70
Kanata									
March 2016	32	0	45	0	0	0	n/a	n/a	77
March 2015	22	0	25	0	0	0	n/a	n/a	47
Cumberland									
March 2016	3	0	24	0	0	0	n/a	n/a	27
March 2015	10	0	0	0	0	10	n/a	n/a	20
Goulbourn									
March 2016	16	0	0	0	0	9	n/a	n/a	25
March 2015	1	0	0	0	0	2	n/a	n/a	3
West Carleton									
March 2016	0	0	2	0	0	0	n/a	n/a	2
March 2015	3	1	11	0	0	0	n/a	n/a	15
Rideau									
March 2016	3	0	0	0	0	0	n/a	n/a	3
March 2015	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
March 2016	7	1	0	0	0	0	n/a	n/a	8
March 2015	8	1	0	0	0	0	n/a	n/a	9
Clarence-Rockland City									
March 2016	2	0	0	0	0	0	n/a	n/a	2
March 2015	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
March 2016	4	0	4	0	0	0	n/a	n/a	8
March 2015	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
March 2016	95	4	117	0	0	111	n/a	n/a	327
March 2015	102	14	99	0	0	169	n/a	n/a	384

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**March 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Ottawa City	80	58	4	6	106	14	55	21	245	99	147.5
Ottawa, Vanier, Rockcliffe	4	6	2	4	0	0	2	21	8	31	-74.2
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	25	14	2	2	51	0	50	0	128	16	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	17	0	0	9	3	0	0	16	20	-20.0
Kanata	14	10	0	0	21	4	0	0	35	14	150.0
Cumberland	7	8	0	0	4	7	0	0	11	15	-26.7
Goulbourn	15	1	0	0	21	0	3	0	39	1	**
West Carleton	2	1	0	0	0	0	0	0	2	1	100.0
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	3	0	0	0	0	0	0	0	3	0	n/a
Clarence-Rockland City	2	2	0	0	0	0	0	0	2	2	0.0
Russell Township	3	1	0	0	0	0	0	0	3	1	200.0
Ottawa-Gatineau CMA (Ontario Portion)	85	61	4	6	106	14	55	21	250	102	145.1

Table 2.1: Starts by Submarket and by Dwelling Type**January - March 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	188	169	32	26	244	135	283	72	747	402	85.8
Ottawa, Vanier, Rockcliffe	14	15	28	18	0	0	150	26	192	59	**
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	38	49	2	4	65	49	50	0	155	102	52.0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	20	38	0	4	67	8	12	46	99	96	3.1
Kanata	50	42	0	0	33	44	43	0	126	86	46.5
Cumberland	20	11	0	0	58	34	0	0	78	45	73.3
Goulbourn	25	3	2	0	21	0	6	0	54	3	**
West Carleton	4	2	0	0	0	0	0	0	4	2	100.0
Rideau	8	2	0	0	0	0	0	0	8	2	**
Osgoode	8	6	0	0	0	0	0	0	8	6	33.3
Clarence-Rockland City	10	10	0	0	3	0	0	0	13	10	30.0
Russell Township	5	3	0	2	0	0	28	30	33	35	-5.7
Ottawa-Gatineau CMA (Ontario Portion)	203	182	32	28	247	135	311	102	793	447	77.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Ottawa City	94	14	12	0	0	19	55	2
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	19	2	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	39	0	12	0	0	0	50	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	9	3	0	0	0	0	0	0
Kanata	21	4	0	0	0	0	0	0
Cumberland	4	7	0	0	0	0	0	0
Goulbourn	21	0	0	0	0	0	3	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	94	14	12	0	0	19	55	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	232	135	12	0	184	70	99	2
Ottawa, Vanier, Rockcliffe	0	0	0	0	129	24	21	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	53	49	12	0	0	0	50	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	67	8	0	0	12	46	0	0
Kanata	33	44	0	0	43	0	0	0
Cumberland	58	34	0	0	0	0	0	0
Goulbourn	21	0	0	0	0	0	6	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	0	0	0	28	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	235	135	12	0	212	100	99	2

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Ottawa City	178	74	0	19	67	6	245	99
Ottawa, Vanier, Rockcliffe	6	6	0	19	2	6	8	31
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	66	16	0	0	62	0	128	16
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	16	20	0	0	0	0	16	20
Kanata	35	14	0	0	0	0	35	14
Cumberland	11	15	0	0	0	0	11	15
Goulbourn	36	1	0	0	3	0	39	1
West Carleton	2	1	0	0	0	0	2	1
Rideau	2	0	0	0	0	0	2	0
Osgoode	3	0	0	0	0	0	3	0
Clarence-Rockland City	2	2	0	0	0	0	2	2
Russell Township	3	1	0	0	0	0	3	1
Ottawa-Gatineau CMA (Ontario Portion)	183	77	0	19	67	6	250	102

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	434	316	196	70	117	16	747	402
Ottawa, Vanier, Rockcliffe	36	23	129	24	27	12	192	59
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	93	102	0	0	62	0	155	102
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	75	46	24	46	0	4	99	96
Kanata	83	86	43	0	0	0	126	86
Cumberland	78	45	0	0	0	0	78	45
Goulbourn	48	3	0	0	6	0	54	3
West Carleton	4	2	0	0	0	0	4	2
Rideau	8	2	0	0	0	0	8	2
Osgoode	8	6	0	0	0	0	8	6
Clarence-Rockland City	13	10	0	0	0	0	13	10
Russell Township	5	5	28	30	0	0	33	35
Ottawa-Gatineau CMA (Ontario Portion)	452	331	224	100	117	16	793	447

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Ottawa City	106	97	16	26	145	99	20	194	287	416	-31.0
Ottawa, Vanier, Rockcliffe	7	7	16	16	0	3	8	194	31	220	-85.9
Nepean inside greenbelt	3	3	0	0	0	0	0	0	3	3	0.0
Nepean outside greenbelt	11	7	0	6	22	42	0	0	33	55	-40.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	13	35	0	2	19	18	0	0	32	55	-41.8
Kanata	33	22	0	0	55	22	0	0	88	44	100.0
Cumberland	7	10	0	0	45	4	0	0	52	14	**
Goulbourn	21	1	0	0	0	0	12	0	33	1	**
West Carleton	0	3	0	0	4	10	0	0	4	13	-69.2
Rideau	4	1	0	0	0	0	0	0	4	1	**
Osgoode	7	8	0	2	0	0	0	0	7	10	-30.0
Clarence-Rockland City	4	4	0	0	0	0	20	0	24	4	**
Russell Township	8	0	2	0	3	0	0	0	13	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	118	101	18	26	148	99	40	194	324	420	-22.9

Table 3.1: Completions by Submarket and by Dwelling Type

January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	422	307	36	47	327	332	441	678	1,226	1,364	-10.1
Ottawa, Vanier, Rockcliffe	25	18	26	26	10	28	393	666	454	738	-38.5
Nepean inside greenbelt	5	10	0	0	0	0	0	0	5	10	-50.0
Nepean outside greenbelt	59	53	8	12	77	100	0	0	144	165	-12.7
Gloucester inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Gloucester outside greenbelt	74	57	2	2	61	32	36	12	173	103	68.0
Kanata	91	98	0	1	130	108	0	0	221	207	6.8
Cumberland	54	21	0	0	45	4	0	0	99	25	**
Goulbourn	85	3	0	0	0	14	12	0	97	17	**
West Carleton	2	9	0	2	4	46	0	0	6	57	-89.5
Rideau	10	7	0	0	0	0	0	0	10	7	42.9
Osgoode	16	29	0	4	0	0	0	0	16	33	-51.5
Clarence-Rockland City	19	16	0	0	0	0	20	12	39	28	39.3
Russell Township	19	13	10	0	3	0	0	12	32	25	28.0
Ottawa-Gatineau CMA (Ontario Portion)	460	336	46	47	330	332	461	702	1,297	1,417	-8.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**March 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Ottawa City	145	99	0	0	12	191	8	3
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	191	8	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	42	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	19	18	0	0	0	0	0	0
Kanata	55	22	0	0	0	0	0	0
Cumberland	45	4	0	0	0	0	0	0
Goulbourn	0	0	0	0	12	0	0	0
West Carleton	4	10	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	20	0
Russell Township	3	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	148	99	0	0	12	191	28	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**January - March 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	327	332	0	0	421	664	20	14
Ottawa, Vanier, Rockcliffe	10	28	0	0	373	652	20	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	77	100	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	61	32	0	0	36	12	0	0
Kanata	130	108	0	0	0	0	0	0
Cumberland	45	4	0	0	0	0	0	0
Goulbourn	0	14	0	0	12	0	0	0
West Carleton	4	46	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	12	20	0
Russell Township	3	0	0	0	0	12	0	0
Ottawa-Gatineau CMA (Ontario Portion)	330	332	0	0	421	688	40	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market

March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Ottawa City	260	214	12	191	15	11	287	416
Ottawa, Vanier, Rockcliffe	16	18	0	191	15	11	31	220
Nepean inside greenbelt	3	3	0	0	0	0	3	3
Nepean outside greenbelt	33	55	0	0	0	0	33	55
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	55	0	0	0	0	32	55
Kanata	88	44	0	0	0	0	88	44
Cumberland	52	14	0	0	0	0	52	14
Goulbourn	21	1	12	0	0	0	33	1
West Carleton	4	13	0	0	0	0	4	13
Rideau	4	1	0	0	0	0	4	1
Osgoode	7	10	0	0	0	0	7	10
Clarence-Rockland City	4	4	0	0	20	0	24	4
Russell Township	13	0	0	0	0	0	13	0
Ottawa-Gatineau CMA (Ontario Portion)	277	218	12	191	35	11	324	420

Table 3.5: Completions by Submarket and by Intended Market

January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	774	673	421	664	31	27	1,226	1,364
Ottawa, Vanier, Rockcliffe	50	60	373	652	31	26	454	738
Nepean inside greenbelt	5	10	0	0	0	0	5	10
Nepean outside greenbelt	144	165	0	0	0	0	144	165
Gloucester inside greenbelt	1	2	0	0	0	0	1	2
Gloucester outside greenbelt	137	91	36	12	0	0	173	103
Kanata	221	206	0	0	0	1	221	207
Cumberland	99	25	0	0	0	0	99	25
Goulbourn	85	17	12	0	0	0	97	17
West Carleton	6	57	0	0	0	0	6	57
Rideau	10	7	0	0	0	0	10	7
Osgoode	16	33	0	0	0	0	16	33
Clarence-Rockland City	19	16	0	12	20	0	39	28
Russell Township	32	13	0	12	0	0	32	25
Ottawa-Gatineau CMA (Ontario Portion)	825	702	421	688	51	27	1,297	1,417

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
March 2016	1	1.5	25	36.8	29	42.6	4	5.9	9	13.2	68	-	-
March 2015	1	1.4	32	46.4	21	30.4	3	4.3	12	17.4	69	-	-
Year-to-date 2016	2	0.6	155	47.7	116	35.7	23	7.1	29	8.9	325	457,500	488,309
Year-to-date 2015	7	2.9	102	41.6	90	36.7	13	5.3	33	13.5	245	455,000	495,765
Ottawa, Vanier, Rockcliffe													
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	1	25.0	0	0.0	0	0.0	0	0.0	3	75.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Nepean inside greenbelt													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Nepean outside greenbelt													
March 2016	0	0.0	6	50.0	4	33.3	1	8.3	1	8.3	12	-	-
March 2015	0	0.0	4	57.1	2	28.6	0	0.0	1	14.3	7	-	-
Year-to-date 2016	0	0.0	22	40.0	20	36.4	8	14.5	5	9.1	55	-	-
Year-to-date 2015	6	10.9	17	30.9	22	40.0	6	10.9	4	7.3	55	440,000	445,921
Gloucester inside greenbelt													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
March 2016	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	-	-
March 2015	1	4.2	8	33.3	13	54.2	2	8.3	0	0.0	24	-	-
Year-to-date 2016	1	1.8	32	58.2	13	23.6	5	9.1	4	7.3	55	-	468,570
Year-to-date 2015	1	2.2	11	23.9	32	69.6	2	4.3	0	0.0	46	-	503,725
Kanata													
March 2016	0	0.0	12	38.7	13	41.9	1	3.2	5	16.1	31	-	-
March 2015	0	0.0	12	57.1	5	23.8	0	0.0	4	19.0	21	-	-
Year-to-date 2016	0	0.0	45	50.6	26	29.2	6	6.7	12	13.5	89	-	-
Year-to-date 2015	0	0.0	54	56.8	29	30.5	2	2.1	10	10.5	95	-	-
Cumberland													
March 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
March 2015	0	0.0	8	80.0	1	10.0	0	0.0	1	10.0	10	-	-
Year-to-date 2016	0	0.0	27	58.7	18	39.1	1	2.2	0	0.0	46	-	-
Year-to-date 2015	0	0.0	15	71.4	4	19.0	1	4.8	1	4.8	21	-	473,733
Goulbourn													
March 2016	0	0.0	5	38.5	7	53.8	0	0.0	1	7.7	13	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	28	40.0	38	54.3	2	2.9	2	2.9	70	-	-
Year-to-date 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Osgoode													
March 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
March 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2015	0	0.0	5	38.5	1	7.7	1	7.7	6	46.2	13	-	559,330
Clarence-Rockland City													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	6	50.0	5	41.7	1	8.3	0	0.0	0	0.0	12	-	359,022
Russell Township													
March 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2015	0	0.0	9	81.8	1	9.1	0	0.0	1	9.1	11	-	402,945
Ottawa-Gatineau CMA (Ontario portion)													
March 2016	1	1.4	27	38.6	29	41.4	4	5.7	9	12.9	70	470,000	488,785
March 2015	3	4.2	33	45.8	21	29.2	3	4.2	12	16.7	72	450,000	489,464
Year-to-date 2016	5	1.5	166	48.8	117	34.4	23	6.8	29	8.5	340	450,000	476,409
Year-to-date 2015	13	4.9	116	43.3	92	34.3	13	4.9	34	12.7	268	455,000	485,670

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units

March 2016

Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	-	-	n/a	488,309	495,765	-1.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	-	445,921	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	-	n/a	468,570	503,725	-7.0
Kanata	-	-	n/a	-	-	n/a
Cumberland	-	-	n/a	-	473,733	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	-	n/a	-	359,022	n/a
Russell Township	-	-	n/a	-	402,945	n/a
Ottawa-Gatineau CMA (Ontario Portion)	488,785	489,464	-0.1	476,409	485,670	-1.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**March 2016**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2015	January	632	6.0	1,221	2,043	2,700	45.2	349,672	0.5	359,828
	February	862	-2.2	1,127	2,396	2,713	41.5	359,759	1.4	363,303
	March	1,225	2.3	1,178	3,441	2,793	42.2	362,918	1.1	361,305
	April	1,587	11.1	1,226	3,801	2,742	44.7	382,960	2.3	366,704
	May	1,941	7.7	1,340	3,841	2,670	50.2	386,331	0.8	368,158
	June	1,705	1.6	1,149	3,434	2,686	42.8	383,676	5.0	377,098
	July	1,457	-0.3	1,237	3,013	2,671	46.3	369,718	3.1	370,009
	August	1,293	6.5	1,272	2,484	2,640	48.2	354,035	-2.1	358,504
	September	1,255	9.7	1,289	2,759	2,647	48.7	366,145	2.3	370,108
	October	1,172	3.2	1,251	2,127	2,425	51.6	358,950	0.3	363,636
	November	1,005	11.0	1,280	1,715	2,608	49.1	363,117	1.4	365,819
	December	708	8.8	1,273	998	2,758	46.2	359,777	2.9	372,585
2016	January	606	-4.1	1,219	1,869	2,593	47.0	356,696	2.0	367,062
	February	922	7.0	1,168	2,341	2,535	46.1	356,180	-1.0	362,073
	March	1,167	-4.7	1,154	3,147	2,538	45.5	368,798	1.6	367,777
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,719	1.7		7,880			358,837	1.1	
	Q1 2016	2,695	-0.9		7,357			361,760	0.8	
	YTD 2015	2,719	1.7		7,880			358,837	1.1	
	YTD 2016	2,695	-0.9		7,357			361,760	0.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2016

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64		127.5	538	6.8	69.4	1,057
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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